

AMENDED IN ASSEMBLY MAY 5, 1997

CALIFORNIA LEGISLATURE—1997–98 REGULAR SESSION

**ASSEMBLY BILL**

**No. 473**

**Introduced by Assembly Member Oller**

February 24, 1997

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An act to add Section 799.9 to the Civil Code, and to add Section 61621.9 to the Government Code, relating to community services districts.

LEGISLATIVE COUNSEL'S DIGEST

AB 473, as amended, Oller. Heather Glen Community Services District.

Existing law prescribes the purposes and powers of community services districts.

This bill would specify additional powers for the Heather Glen Community Services District in Placer County and would state the reasons necessitating a special law. The bill would give the district management powers governing a mobilehome subdivision. The bill would authorize the district to adopt and enforce *certain* regulations that limit residency based on age requirements for housing for older persons, provided that the regulations comply with the federal Fair Housing Act, as amended by Public Law 104-76, and implementing regulations.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 799.9 is added to the Civil Code,  
2 to read:

3 799.9. The territory within the Heather Glen  
4 Community Services District in Placer County is a  
5 subdivision for mobilehomes and all persons living within  
6 the districts are residents as defined in Section 799. The  
7 Board of Directors of the Heather Glen Community  
8 Services District in Placer County shall be deemed the  
9 management, as defined in Section 799, for the  
10 subdivision for the purposes of this article and Section  
11 61621.9 of the Government Code.

12 SEC. 2. Section 61621.9 is added to the Government  
13 Code, to read:

14 61621.9. (a) Notwithstanding any other provision of  
15 law, the Heather Glen Community Services District in  
16 Placer County may by ordinance adopt and enforce  
17 regulations that limit residency based on age  
18 requirements for housing for older persons, provided that  
19 the regulations comply with the provisions of the federal  
20 Fair Housing Act, as amended by Public Law 104-76, and  
21 implementing regulations.

22 (b) *This section shall apply only to those properties*  
23 *where the property owner has entered into a contract*  
24 *with the district for enforcement of age requirements for*  
25 *housing for older persons.*

26 SEC. 3. The Legislature finds and declares that the  
27 special powers provided in this act are necessary to  
28 provide for the effective management of the territory  
29 within the Heather Glen Community Services District in  
30 Placer County which is a subdivision comprised of  
31 mobilehomes providing housing for senior citizens. This  
32 act will serve a special need that is not common to all  
33 districts formed under the Community Services District  
34 Law. It is, therefore, hereby declared that a general law  
35 cannot be made applicable within the meaning of Section  
36 16 of Article IV of the Constitution, and the enactment of  
37 this act as a special law is necessary for the orderly



1 management of the Heather Glen Community Services  
2 District.

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